127.0	0001	0010.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	1,011,900 /	1,011,900
USE VALUE:	1,011,900 /	1,011,900
ASSESSED:	1,011,900 /	1,011,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9	-11	MT. VERNON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TSAI CHUN-MEI LO/TRUSTEE
Owner 2:	CHUN MEI LO REVOCABLE LIVING
Owner 3:	TRUST
Street 1:	565 LOWELL ST
Street 2:	
Twn/City:	LEXINGTON
St/Prov:	MA Cntry Own Occ: N
Postal:	02420 Type:

PREVIOUS OWNER

Owner 1:	LO CHUN MEI ISAI--ETAL -
Owner 2:	LO CHANG AUNG -
Street 1:	565 LOWELL ST
Twn/City:	LEXINGTON
St/Prov:	MA Cntry
Postal:	02420

NARRATIVE DESCRIPTION

This parcel contains .157 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1910, having primarily Aluminum Exterior and 4059 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6859.000	569,300	4,600	438,000	1,011,900
Total Card	0.157	569,300	4,600	438,000	1,011,900
Total Parcel	0.157	569,300	4,600	438,000	1,011,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 249.30 | /Parcel: 249.30

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 81538
GIS Ref
GIS Ref
Insp Date: 05/15/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 127.0-0001-0010.0

!9806!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	569,300	4600	6,859.	438,000	1,011,900		Year end	12/23/2021
2021	104	FV	538,500	4600	6,859.	438,000	981,100		Year End Roll	12/10/2020
2020	104	FV	538,400	4600	6,859.	438,000	981,000	981,000	Year End Roll	12/18/2019
2019	104	FV	476,200	4600	6,859.	438,000	918,800	918,800	Year End Roll	1/3/2019
2018	104	FV	476,200	4600	6,859.	388,000	868,800	868,800	Year End Roll	12/20/2017
2017	104	FV	445,700	4600	6,859.	325,400	775,700	775,700	Year End Roll	1/3/2017
2016	104	FV	445,700	4600	6,859.	325,400	775,700	775,700	Year End	1/4/2016
2015	104	FV	369,500	4600	6,859.	281,600	655,700	655,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	09:38:38

LAST REV

Date	Time
06/08/18	08:35:13

ekelly

USER DEFINED

Prior Id # 1:	81538
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9806

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LO CHUN MEI ISA	66572-583		12/22/2015	Convenience	1	No	No		
	14046-337		8/1/1980		98,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/9/1994	182		8,900					ADD & REMEDEL BATH

ACTIVITY INFORMATION

Date	Result	By	Name
5/15/2018	MEAS&NOTICE	BS	Barbara S
1/22/2009	Measured	345	PATRIOT
1/29/2000	Inspected	264	PATRIOT
11/29/1999	Measured	264	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6859		Sq. Ft.	Site		0	70.	0.91	8									438,037						438,000	

Total AC/HA:	0.15746	Total SF/SM:	6859	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	438,037	Spl Credit		Total:	438,000

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	150.00
Size Adj.:	0.90868437
Const Adj.:	1.00989902
Adj $ / SQ:	137.652
Other Features:	134000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	773453
Depreciation:	204192
Depreciated Total:	569261

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	3	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	M
Totals			
2	12	6	

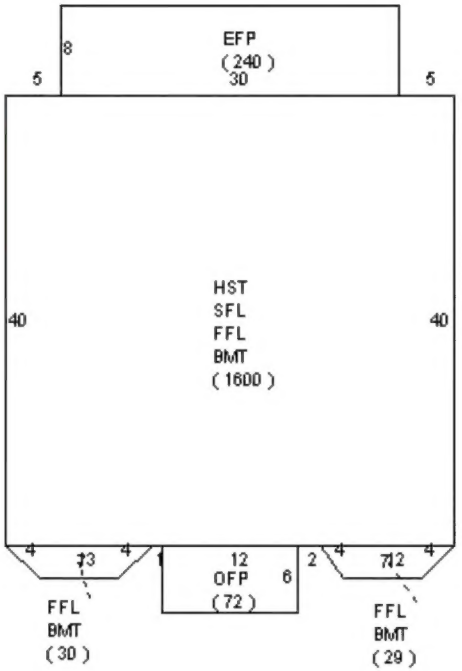
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	137.65
Special Features:	0	Val/Su Net:	94.41
Final Total:	569300	Val/Su SzAd	140.26

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,659	41.300	68,509
FFL	First Floor	1,659	137.650	228,365
SFL	Second Floor	1,600	137.650	220,243
HST	Half Story	800	137.650	110,122
EFP	Enclos Porch	240	38.950	9,348
OFP	Open Porch	72	39.810	2,866

Net Sketched Area:	6,030			Total:	639,453
Size Ad	4059	Gross Area	6830	FinArea	4059

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 127.0-0001-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	F	FR	1930	19.42	T	50	104			3,700			3,700
6	Carport	A	Y	1	19X6	F	FR	1930	16.62	T	50	104			900			900

More:	N	Total Yard Items:	4,600	Total Special Featues:	Total: 4,600

IMAGE

AssessPro Patriot Properties, Inc